

# **BUILDING DEVELOPMENT COMMISSION**

## **Minutes of June 21, 2016 Meeting**

Jonathan Bahr opened the Building-Development Commission (BDC) meeting at 3:06 p.m. on Tuesday, June 21<sup>st</sup> 2016.

**Present:** Jonathan Bahr, Travis Haston, Chad Askew, Tom Brasse, Melanie Coyne, Michael Stephenson, Rodney Kiser, Wanda Towler, John Taylor, Ben Simpson and Hal Hester

**Absent:** Rob Belisle and Scott Shelton

### **1. MINUTES APPROVED**

Tom Brasse made the motion to approve the minutes from the May 17<sup>th</sup> Building Development Commission Meeting; seconded by John Taylor. The motion passed unanimously.

### **2. BDC MEMBER ISSUES & INDUSTRY ASSOCIATION ISSUES**

**Tom Brasse** discussed changes regarding the City Tree Save campaign and briefly describes impact.

**John Taylor** discussed tower crane permit requirements. David Gieser described permit as a safety review and to understand operational limits as protection for adjacent properties. John asked about mobile crane inspections; David shared this is covered by DOT.

**John Taylor** questioned a slab on grade inspection that was turned down due to rain. David Gieser was not familiar with this specific turn-down and asked to discuss issue further with John outside of meeting.

**John Taylor** requested a status overview of the previous stadium issue. David Gieser briefly reviewed the issue of smoke development rating for finish materials used in concourse (also means of egress). The Department accepted an Engineered Judgment resolving the issue on June 13<sup>th</sup> and currently, the project is now close to final inspection.

**Jonathan Bahr** asked for a status of the Small Business nominee. Jim Bartl stated it should be reviewed by the BOCC in their evening meeting (6.21.16).

**Michael Stephenson** shared that GCAA will have a quarterly Code Meeting on July 13<sup>th</sup> 2016 at 8:00 a.m. at the GCAA offices, extending invitation to all interested.

**Michael Stephenson** asked for a BDC update on the technology fee lift, what it looks like now and what happens next.

**Chad Askew** discussed a couple of instances where a PE was asked to sign off on Special Inspections. David Gieser described instances in which this can happen.

### **3. PUBLIC ATTENDEE ISSUES**

No public attendee issues.

### **4. INSPECTIONS REALIGNMENT UPDATE**

David Gieser provided an overview of the Inspection Team realignment and provided an update on training, how teams are now structured, inspector territory assignments, update and necessary steps moving forward. David Raines provided the Mega Team update, Jeff Griffin provided the Residential Team update and Steve Pearson updated the BDC on the Commercial Team. David Gieser wrapped up the presentation reviewing current workload and hiring status. Jim Bartl asked for everyone's patience during the transition and included a reminder of Project Manager availability.

### **5. CSC STATUS UPDATE & MEASUREMENT DISCUSSION**

Sophia Hollingsworth provided the BDC with an update of the Customer Service Center's development progress from November 2015 to present, including a current status. Sophia went on to

review what is currently being tracked to include a first look at what we think are appropriate measures. Sophia requested volunteers from the BDC to finalize these measures. The following BDC representatives volunteered to assist with the finalization of appropriate tracking/measures; Melanie Coyne, Public Representative, Tom Brasse, HBA, John Taylor, ABC and Ben Simpson, NCASLA. Ms. Hollingsworth finished her presentation to the BDC, reporting the CSC's most recent award of the 2016 NACo Achievement Award.

## 6. DEPARTMENT STATISTICS AND INITIATIVES

### May, 2016 Statistics

#### Permit Revenue

- May permit (only) rev - \$1,897,111, compares to April permit (only) rev - \$2,027,517
- Fy16 budget projected monthly permit rev = \$1,953,190; so May is \$56k below projection
- YTD permit rev = \$22,733,935 is above projection (\$21,485,090) by \$1,248,841 or 5.8%.

#### Construction Value of Permits Issued

- Report temporarily suspended.

#### Permits Issued:

	April	May	3 Month Trend
<b>Residential</b>	4953	5294	4111/5104/4953/5294
<b>Commercial</b>	2814	2590	2519/2693/2814/2590
<b>Other (Fire/Zone)</b>	338	334	365/318/338/334
<b>Total</b>	8105	8218	6995/8115/8105/8218

- Changes (April-May); Residential up 6.9%; commercial down 8%; total up 1.4%

#### Inspection Activity: Inspections Performed

Insp. Req.	April	May	Insp. Perf.	April	May	% Change
<b>Bldg.</b>	7988	7712	<b>Bldg.</b>	7992	7743	-3.12%
<b>Elec.</b>	8240	8063	<b>Elec.</b>	7603	7456	-2.0%
<b>Mech.</b>	4356	4368	<b>Mech.</b>	3964	4150	+4.7%
<b>Plbg.</b>	3842	3512	<b>Plbg.</b>	3405	3120	-8.4%
<b>Total</b>	24,426	23,655	<b>Total</b>	22,964	22,469	-2.2%

- Changes (April-May): requests down 3.2%; inspect performed down 2.2% (ranging +4.7%-8%)
- Insp performed were 95% of insp requested

### Inspection Activity: Inspections Response Time (new IRT report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	April	May	April	May	April	May	April	May
Bldg	79.3	80.9	94.7	96.1	98.8	98.7	1.28	1.30
Elec.	65.7	69.7	93.8	95.2	99.0	99.4	1.41	1.38
Mech.	68.9	74.2	92.8	93.9	98.5	98.5	1.40	1.34
Plbg.	67.6	73.6	91.0	95.5	98.4	99.3	1.43	1.31
Total	71.0	74.7	93.5	95.3	98.8	99.0	1.37	1.34

- MEP up 4-6%; Bldg up 1.6%
- Per the BDC Performance Goal agreement (7/20/2010), the goal range is **85-90%**; so the **May average is currently 10.3% below goal range.**

### Inspection Pass Rates for May, 2016:

OVERALL MONTHLY AV'G @ 81.94% in May, compared to 81.69% in April

**Bldg:** April – 76.08%  
May – 75.86%

**Elec:** April – 80.26%  
May – 80.14%

**Mech:** April – 84.48%  
May – 86.39%

**Plbg:** April – 89.92%  
May – 89.88%

- Building, Elec and Plbg all down <0.2%; Mech up 2%-
- Overall average up 0.25% from last month, above the 75-80% goal range.

### OnSchedule and CTAC Numbers for May, 2016

#### CTAC:

- 111 first reviews, compared to 82 in April
- Projects approval rate (pass/fail) – 65%
- CTAC was 36.75% of OnSch (\*) first review volume;  $(111/111+191 = 302) = 36.75\%$   
\*CTAC as a % of OnSch is based on the total of only scheduled and Express projects

#### On Schedule:

- Nov, 14: 194 -1st rev'w projects; on time/early–95.6% all trades, 95.25% on B/E/M/P only
- Dec, 14: 203 -1st rev'w projects; on time/early–95.25% all trades, 94.25% on B/E/M/P only
- January, 15: 185 -1st rev'w projects; on time/early–92.88% all trades, 93.5% on B/E/M/P only
- February, 15: 192 -1st rev'w projects; on time/early–94.75% all trades, 96.5% on B/E/M/P only
- March, 15: 210 -1st rev'w projects; on time/early–95.1% all trades, 97.5% on B/E/M/P only
- April, 15: 240 -1st rev'w projects; on time/early–91.5% all trades, 96.75% on B/E/M/P only
- May, 15: 238 -1st rev'w projects; on time/early–95% all trades, 94.75% on B/E/M/P only
- June, 15: 251 -1st rev'w projects; on time/early–94.95% all trades, 95.82% on B/E/M/P only
- July, 15: 218 -1st rev'w projects; on time/early–91.1% all trades, 90.75% on B/E/M/P only
- August, 15: 215 -1st rev'w projects; on time/early–91.5% all trades, 93% on B/E/M/P only

- Sept, 15: 235 -1st rev'w projects; on time/early–87.12% all trades, 92.5% on B/E/M/P only
- October, 15: 229 -1st rev'w projects; on time/early–91.79% all trades, 91.62% on B/E/M/P only
- November, 15: 220 -1st rev'w projects; on time/early–93% all trades, 92% on B/E/M/P only
- December, 15: 224 -1st rev'w projects; on time/early–89.4% all trades, 90.75% on B/E/M/P only
- January, 16: 188 -1st rev'w projects; on time/early–85.85% all trades, 84.64% on B/E/M/P only
- February, 16: 219 -1st rev'w projects; on time/early–84.88% all trades, 82.75% on B/E/M/P only
- March, 16: 241 -1st rev'w projects; on time/early–84% all trades, 85.25% on B/E/M/P only
- April, 16: 240 -1st rev'w projects; on time/early–88.38% all trades, 91.25% on B/E/M/P only
- May, 16: 237 -1st rev'w projects; on time/early–90.62% all trades, 94.5% on B/E/M/P only

#### Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on May 30, 2016, showed
  - 1-2 hr projects; at 2 work days booking lead, except City Zoning at 29 work days
  - 3-4 hr projects; at 2 work days lead, except CFD-3, CMUD-5, and City Zoning 31 work days
  - 5-8 hr projects; at 2-6 work days lead, except, MP-16, Elec-17, CMUD-12 & CLT Zon'g -31.
- CTAC plan review turnaround time; BEMP at 6 work days, and all others at 1 day.
- Express Rev'w booking lead time; 9 work days for small projects, 10 work days for large projects

### **Status Report on Various Department Initiatives**

#### **Follow up from BDC May Meeting**

- AE Best Practice – will update BDC next month on details to include technology.
- Phase II Inspection Realignment Flyer – David Gieser and Shannon Clubb provided requested flyer to HBA, NARI and ABC.
- Fire Flow Summit – Regards capacity (water flow) of fire hydrants at “fingers” on Lake Norman, and the challenges posed by some of the giant (over 10,000 sq. ft.) houses under construction. No fix yet; more meetings to follow for JNB, DAG and County Fire Marshal.
- Department presentation to Huntersville LDOAB - Used presentation as opportunity to talk about P&I projects and tools for small business owners developed over the years to help them.
- Department launches audit of plan review scope with a focus in RDS and CTAC. We do plan review to support inspectors' work in the field; plan reviewers are inspectors' early eyes. However, plan review is a zero sum game, not an unlimited resource. The audit meetings will identify the key minimum issues or details and will advise BDC of results.
- NC Building Code Council – The BCC considered 8 new code change petitions, granting all. The BCC held a public hearing on 5 code change petitions, public comments will be received through July 15<sup>th</sup>. The BCC took final action on 8 code change petitions, approving 6 and denying 2. As of this meeting, they have approved 210 code changes to the 2012 NC Building Code (30% Residential, 21% Building, 14% Fire. The BCC also discussed the status of their Ad Hoc Committee work preparing adoption of the 2018 NC Building Code (based on the 2015 IBC for all but electrical).

## **7. MANAGER/CA ADDED COMMENTS**

- Jeff Griffin shared that Brandon Burgin has filled the IS open position.
- Jeff Vernon shared the Residential Building Consistency meetings are held on the first Wednesday and the Commercial Building Consistency are held the first Tuesday of each month.
- Tommy Rowland shared that the agenda for Mechanical Consistency has moved to Monday from Tuesday.
- Angie Traylor shared the Answer Book is scheduled for completion June 30th 2016.

## **8. Adjournment**

The June 21<sup>st</sup> meeting of the Building Development Commission adjourned at 4:40 p.m. The next meeting of the Building Development Commission is scheduled for Tuesday, July 19th 2016.